REAL ESTATE AT AUCTION.

Building Program Will Add 520 Rooms to Living Facilities at Seaside Resort.

Joseph P. Day announced yesterday that in order to meet the demand for housing accommodations at Manhattan Beach, the Manhattan Beach Bungalow Corporation has just completed arrangements for the construction of 120 bungalows, both of the detached and semidetached types, to be built on Oriental Boulevard between Kensington and Langham streets, Manhattan Beach. The tract adjoins the east end of the Manhattan Beach bathing property and has an unexcelled view of the ocean.

The Manhattan Beach Bungalow Corporation proposes to have these houses built and ready for occupancy next May. The bungalows will be constructed on the "easy housekeeping plan," and every improvement will be installed for convenience of tenants.

parked street, thoroughly improved, upon which trolley and bus lines operate, therefore bringing this property within easy access of the express service to Manhattan and Brooklyn.

HOME SITE BUYERS ACTIVE IN BROOKLYN

William E. Harmon & Co., Inc., report the following sales in East Flatbush, a traot located in the Thirty-second ward of Brooklyn:—Northwest corner of avenue I and East Fifty-second ward advanced to the Harry Schneider, southwest corner of Kings Highman and Ralph Florella: northwest corner of avenue H and East Fifty-third street, to Glocoma Florella and Ralph Florella: northwest corner of avenue H and East Fifty-furd street, to Ralph De Lillo; northwest corner of avenue H and East Fifty-fourth street, to G. A. Bacher; plots on avenue H, near East Fifty-second street, to Maria Mercurio and Lawrence S. Murphy; plots on Utjea avenue, near avenue H, to Jacob Meltzer, Carmello F. Farello, Samuel Rosen and Joseph J. Vogel; plots on avenue H, near uttea avenue, so Charles Adams, Solomon Horowitz, and Charles Adams, Solom of avenue H and East Fifty-third street, to Ralph De Lillo; northwest corner of avenue I and East Fifty-fought street, to G. A. Bacher; plots on avenue H, near East Fifty-second street, to Maria Mercurio and Lawrence S. Murphy; plots on Utica avenue, near avenue H, to Jacob Meitzer, Carmello F. Farello, Samuel Rosen and Joseph J. Vogel: plots on avenue H, near Utica avenue, to Charles Adams, Solomon Herowitz, Max Plus, Natalle Spanetio and Bernard Modello.

Plots were also sold on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East

Fifty-third street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berry; plots on East Fifty-fourth street, near avenue H, to Michael Vogalia, A. T. Moscia, Frank Capello, Graze D. Gallo and Sarah Berr

Addity in vacant land buying has been evident in the Flugity section of Monkely In Alarmon, & Co., Inc. The sates are corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of East Nincty-first street to J. Almenofi, north-east corner of Norme J. Almenofi,

BIG LOAN FOR FLATS TO ELECTRIC SIGN BAN In its efforts to produce apartment houses to rent for \$7 a room, the G. X. Matthews Company, Inc., has placed foundations for forty-four of these **UPHELD BY COURT**

Decision Affects Fifth Ave., Madison Ave., 34th and 57th Streets.

foundations are forty-four of these houses on Jackson avenue, Long Island City, and has obtained a loan of \$600,000 from the Equitable Life Assurance Company. The first unit of houses will probably be ready for occupancy about the middle of next June.

The Matthews Company has plans drawn for two other developments with its model flats, one on Lincoln avenue and another in Astoria. The foundations are laid and the houses will be completed if the developers find they can finish them and rent them for \$7 a room or less. The loan by the Equitable Life Company was placed by Geraid Brown, comptroller. Davis of the Supreme Court will result in the removal of all projecting and illuminated signs on the fronts of build-

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PLAN FOR CIVIC CENTER

The Board of Realtors of the Oranges and Maplewood in New Jersey has been taking an active part in the civic activities of these communities during the last few months. The board through its special appraisal committee has indorsed the purchase of a civic center in East Orange. The committee has completed an exhaustive report on the approximate values of all properties bounded by Arlington avenue, Arlington place and Winans and Main streets up to the East Orange High School embracing twenty-five separate parcels, most of which are occupied by business buildings having a valuation of \$650,000.

The zoning committee has attended meetings held in the city of Orange, township of West Orange and South Orange and given freely its service to the zoning committee which has been active in soliciting funds for the proper advertising of the Oranges and Maplewood in the local Newark and New York newspapers and pointing out the desirability of these suburbs as a place of residence and booming the local financial institutions and stores.

The board stands ready to aid in any civic movement that the various municipalities are interested in and will residue to charge an extension of the committee of the coin financial institutions and stores.

at House Building Failed

A Building Boom in Dyckman Section

Well located vacant land along Broadway subway

Special Dyckman Auction Next Tues., Mar. 14th

At noon, in Real Estate Exchange Salesroom, 14 Vesey St., N. Y.

The following choice lots in the Dyckman section of upper Manhattan along Broadway subway should strongly appeal to the shrewd investor as well as the builder.

S. W. Cor. Nagle Ave. and Thayer St.

Choice corner plot, suitable for improvement with high class apartment. Size x90x irreg. Opposite Dyckman Street Station of Broadway Subway. WILLIAM H. HARKNESS, Atty., 17 Battery Place, N. Y. City

Absolute Sale E. Side Overlook Terrace S. S. West 215th St.

E. S. Park Terrace East (25 Ft. S. of West 215th St.)
Size 100.3x100.3.
WILLIAM F. CONNELL, Atty.,

N. W. Cor. 9th Ave. & 213th St. Mesors. LIND & PFEIFFER, Attys., 46 Cedar St., N. Y. City.

S. S. West 214th St. (300 Ft. E. of Ninth Ave.)
Size 75x99.11.
WILSON M. POWELL, Atty.,
7 Wall St., N. Y. City.

N. W. Cor. 9th Ave. & 208th St.

S. W. Cor. Seaman Ave. & 215th St.

N. W. Cor.

Seaman Ave. & 215th St. E. S. Park Terrace East

(120 Ft. S. of West 218th St.)
Large plot of ground, to be sold in
two parcels and as a whole, Sizes 50x
100 and 97x190,
WILLIAM F. CONNELL, Atty.,
16 Court St., Brooklyn.

N. S. 210th St. (100 Ft. E. of Amsterdam Ave.) Size 100x99.11.

Mesars, Springue. Seymour & Sprague, Attys., 52 William st., N. Y. City. N. S. 208th St.

(100 Pt. W. of 9th Ave.)
Two plots of 4 lots each, to be sold separately. Size 100x99.11 each. W. S. Cooper St.

HUBERT HOWSON, Atty., 55 Liberty St., N. Y. City.

W. S. Cooper St.

S. S. 211th St. 110 William St., N. Y. City.

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At the junction of 22nd Street & Florida Avenue
Between Dupont & Sheridan Circles.

Idence contains 24 rooms and 6 baths, 10 open fireplaces, hot water heat.
electricity, every modern equipment. Electric passenger elevator.
Garage. Size of piot approximately 2000 sq. ft.

2131 MASSACHUSETTS AVE.

To Be Sold Furnished NEXT SAT., MAR. 18th At 12 o'clock Noon, on the premises.

TERMS-60% may remain on Mortgage for 3 to 5 years at 51/2%

Special Auction Sales Day

WEDNESDAY, MARCH 29 At 12 o'clock Noon in the Real Estate Exchange, 14 Vesey St., N.Y.C.

Absolute Liquidation Sale CARLOW REALTY CO.

247 & 249 EAST 28TH STREET

84 RIVERSIDE DRIVE 38 WEST THIRD STREET

239TH ST. & KATONAH AVE., BRONX

8-Bay Ridge BROOKLYN LOTS-8 West side, 120 feet, North of 86th St. Size 40x140.

BRIGHTWATERS, L. I.

Forrest Place. Size 100x120.

Write or Telephone for Illustrated Bookmap.

BRYAN L.KENNELLY. (INCORPORATED)

Tel. Cortlandt 1547 149 Broadway, New York City

Receiver's Auction Fri., March 24th, At noon in SALESROOM, 14 Veney St., N. Y. C. N. E. Cor.

5th Ave. & 126th St. Six story brick modern elevator apart-ment, known as "Mount Morris," 2041-2047 5th Ave. Contains 30 apartments and 1 store. Size of plot partments and 199.11x120.
VINCENT P. DONIHEE, Atty. for receiver, 26 Court St., Bklyn, Send for Bookmap.

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Telephone
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ARTHUR C. SHERIDAN, Reat Est. Auction'

An advertisement in the Lost and story and basement belos building with stores and apartments. Lot 20x58x irregular.

Found columns of THE NEW YORK W. F. S. HART, Esq., Attorney, 35 Wall St. ROBERT T. WOOD, Esq., Attorney, HERALD offers a real possibility of recovering your lost property.

Partition Sale at Auction. Exchange Salesroom, 14-16 Vesey St Thursday, March 30, at Noon By Henry Brady Auctioneer, By order Phoenix Ingraham, Referee

64 VESEY STREET. with entrance on West Broadway 4 story and basement brick building, 1 story extension, suitable stores, lofts, &c. Particulars: Henry Brady, Auc-tioneer, 139 W. 33d St. Michel Kirtland, Atty., Plaintiff, 2 Wall St.

HERBERT A. SHERMAN, at 12 o'clock noon, at the Exchange Sales-room, 14 Vesey St.

822 SIXTH AVENUE

MAPS and full particulars at office of Auctioneer, 41 East 41st St.

SPECIAL SALES DAY Thurs., Mar. 30th

Estate of Samuel Frank, Dec'd 103 Bronx Lots

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

CLASSON POINT
ON SOUND VIEW AVE.,
LAFAVETTE AVE. AND
ST. LAWRENCE AVE.
and adjoining streets and avenues,
Suitable for improvement with one and
two family houses. To be sold in one
parcel. Sizes about 25x100 each.

Estate of Max Lubetkin 208-210 E. 124th St. (Bet, Second and Third Avs.)
Two 5 story brick and brown stone tenements, to be sold separately. Sizes 25x26.6x100.11. HERMAN LUBETKIN, Atty., 347 5th Ave., N. Y. City.

Short Hills, N. J. S. S. White Oak Ridge (1,000 Ft. E. of Old Parsonage Road)
2½ story frame dwelling, containing
9 rooms; also outbuildings on a plot of
about 4 acres; short distance from D.,
L. & W. Railroad station.

Plainfield, N. J. Choice Plot of 10 Lots MONROE AND SHERMAN AVES. 60% may remain on mortgage.
FREDERICK M'CULLOUGH, Atty.,

Estate Sale
Estate of Daniel Bergin, Dec'd.
N. E. Cor. Eleventh Ave. and 53d St.

53 Pike St. (Bet. Monroe and Madison Sts.)
7 story brick loft building with store;
recently remodeled. Size 19.11x50.5% x
irres.

Liquidation Sales S. W. Cor. Pond Pl. and 198th St. (Known as 318 East 198th St.)
3 story frame dwelling, containing 11
rooms and bath, Size 25.74x99.41x
irreg. In the fast growing Fordham
section of The Bronx.

W. S. Prospect Ave.
(25 ft. S. of East 150th St.)
Vacant plot of ground suitable for improvement with apartments. Size 75x100. 60% on mortgage for 3 years.
ARTHUR L. DAVIS, AU.,
200 Fifth Ave., N. Y. City.

Long Island Homesites Hicksville, L. I. 113 choicely located lots, Hickory, Linden, Pine and adjoining streets, near rallroad station, to be sold as one parcel. Sizes about 25x100 each. FRANCIS P. CUCCIA, Atty., 3-85th St., Woodhaven, L. I.

225 Choice Brooklyn Lots

PUBLIC AUCTION at 8 o'clock in Brooklyn Real Estate Exchange, 189 Montague St.

Tues. Eve., Mar. 21

Property faces in New Lots Ave. (fully improved), Van Sicklen Ave. and adjacent thoroughfares. 5 CENT FARE TO MANHATTAN

Subway station of Interborough system one block distant at Van Sicklen Avenue; also station on Fulton St. "L," B. R. T. Line, six blocks away, about 40 minutes to

Visit property; take Interborough B'way Subway (Livonia Ave. Extension) to Pennsylvania Ave. (a short walk to property), or Canazzie B. R. T. Elevated to New Lots Ave. 60% on mortgage for 3 years at 6%

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SIX STORY, BASEMENT LOFT BUILDING

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Fireproof—Sprinklered
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PRIVATE HOUSE, gal st.; 11 rooms and bath: \$14,000; easy terms, early possession, Also 171-173 West Houston st., two 5-story, single flats, stores, \$17,500 esch. CHARLES WELLI, 52 Bway.

SUPERIOR INVESTMENT Corner property; price \$05,000 DUROSS, 155 WEST 14TH.

9th St., Near 5th Ave. 25 foot, four-story residence, for sale, \$46,000. F. & G. PFLOMM, 1333 BROADWAY, Above 14th St. to 59th St. (Inclusive) East River to North River.

RENTAL, \$9,700: PRICE, \$52,000 JOHN PETERS ,210 EAST 14th ST. Second Avenue Store Property JOHN PETERS, 210 E. 14th St.

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92x100 Four 4-Story Buildings and one 3-story Building with Apart-ments and Stores. PRICE and TERMS BASTINE & CO., Inc. Sole Agents
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GARAGE OR WAREHOUSE Elevator, steam heat, excellent condi-tion; possession; 30,000 square feet; near 23d st. and 7th ave. Address EX-ECUTOR, Room 906, Times Hidg.

OVER 30% NET YEARLY 16-Family, 37-Foot House, Close to Queens Boro Bridge. \$7,300 actual rental. Price \$38,000. Cash, \$9,000. OWNER, 30 East 42d St., Room 62d. 50 Foot Corner on 6th Avenue
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Reasonable Price.
F. & G. PFLOMM, 1333 BROADWAY. Near 7th Ave., 23rd St. Section PLOT 50 X HALF THE BLOCK WITH BUILDINGS For Sale, \$40,000. Easy Terms F. & G. PFLOMM, 1333 BROADWAY.

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\$110,000 Cash Investment Purchased at **Bargain Price** Riverside Drive FIREPROOF CORNER APT. LOW RENTAL Excellent Mortgage Conditions.

Nassoit & Lanning B'way and 89th St. Tel. 8380 Riversid.

RENTAL \$6,450, PRICE \$40,000 West Eightles, near Broadway, 5 story triple flat, not steam heated. Investigate. JOHN PETERS, 210 East 14th St. Amsterdam Ave. Cor. in the Nineties F. & G. PFLOMM, 1333 B'dway NEAR AMSTERDAM AVENUE.

Five story double flat, 102d st. Rental \$4,512. Price \$30,000. Not heated.

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Five story apartment on lot containing
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Easy Terms. Income \$5,000.
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Above 59th St .- 5th Av. to North River.

Going Abroad WILL SACRIFICE 10 STORY F. P. APT. \$65,000 CASH REQUIRED IN THE 80'S—CORNER. WONDERFUL FUTURE. RENTS LOW. \$90,000.
LONG TERM MORTGAGES.
"GILT EDGE" INVESTMENT,
REAL BARGAIN.

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CENTRAL PARK WEST IN THE 80'S 5 Story Walk-Up

SMAIL SUITES-LARGE ROOMS,
HANDSOMELY FINISHED.
ALL LATEST IMPROVEMENTS,
PRICE VERY LOW
TO QUICK BUYER,
PRINCIPALS APPLY TO

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144 WEST 77TH STREET

SOUND INVESTMENTS Riverside Drive: Vicinity 187th at, sub-way: high class six story elevator apart ment. Size: 100x150, Layout 3s, 4s, 5s, 6 and 7s. Excellent merigages. Income over \$34,000. Price \$125,000.

Corner: Saven story high class slevator apartment. Size 108x141, Vicinity 140th at subway. Income over \$41,000. Assessed for \$310,050. Price \$350,000.

Corner: Pinshurst ave Vicinity 197es.

Subway. Siz story, high class slevator apartment. Size 100x100. Income over \$41,000.

Assessed for \$200,000. Price \$235,000.

Six and one-half story walk-up, All modern improvements. Size 40x100. Layout: 4 and 5s. Vicinity 110th st.-Lenox ave. subway. Income over \$11,000. Average room rental \$7,50. Price \$53,000.

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